



# 40 Edith Gate Calgary Alberta

\$599,999

Welcome to this beautiful 3-bedroom, 2.5-bath duplex in the prestigious Glacier Ridge community. This home has it all - from its spacious, open main floor to the large galley-style kitchen perfect for cooking and entertaining. The upper level features a generous owner's bedroom with a luxurious 4-piece ensuite, including his & hers sinks, and two cozy secondary bedrooms. This home features a state-of-the-art centralized air conditioning system, ensuring year-round comfort with consistent, cool temperatures throughout every room. "What makes this home even more special? It's located in Glacier Ridge, a rare new community in Northwest Calgary that combines modern living with a nostalgic charm. Plus, it's just a short drive from all your favorite spots and everyday conveniences. The home also includes an unfinished walkout basement with rough-in for your future development - a perfect opportunity to create extra living space, a home gym, or even rent it out for extra income. The possibilities are endless! With sleek finishes, recessed lighting, and a bright, airy design, this brand-new home offers both style and comfort. Whether you're hosting friends or relaxing in your personal retreat, this home is the perfect place to make lasting memories. Don't wait - schedule a showing today and see for yourself! (id:6769)

Kitchen 18.08 Ft x 11.67 Ft  
Living room 15.75 Ft x 10.33 Ft  
2pc Bathroom 5.00 Ft x 5.00 Ft  
Dining room 10.33 Ft x 10.58 Ft  
4pc Bathroom 7.50 Ft x 4.92 Ft

Bedroom 7.75 Ft x 10.33 Ft  
4pc Bathroom 7.58 Ft x 4.92 Ft  
Bedroom 7.67 Ft x 10.33 Ft  
Primary Bedroom 10.92 Ft x 11.83 Ft

Listing Presented By:



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**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca